

B. One-quarter acre of land conveyed by the said Jesse Hoop to Samuel Burrall et al., Trustees, by deed dated July 26, 1867 and recorded in Liber W. I. P. No. 4, folio 434.

C. One acre, three rods and twenty-eight perches of land conveyed by the said Jesse Hoop to the said Samuel Burrall, et al., Trustees, by deed dated March 14, 1876, and recorded in Liber T.C.No. 5, folio 327, one of the Land Records of Frederick County. The real estate hereby conveyed being a portion of the same real estate mentioned and described in the said deed from the said Jesse Hoop and wife to Mary A. Hoop and others, dated December 28, 1896 and recorded in Liber J.L.J. No. 16, folio 283, one of the Land Records of Frederick County, Maryland.

BEING the same real estate which was conveyed unto Wilfred E. Runkles and Martha D. Runkles, his wife, by Sarah E. Franklin et al., by deed dated November 8, 1915 and recorded in Liber H.W.B. 314, folio 332, one of the Land Records of Frederick County, Maryland, which real estate vested in the said Martha D. Runkles upon the death on October 2, 1944 of her husband, Wilfred E. Runkles.

TO HAVE AND TO HOLD the above described real estate together with the improvements thereon, and all of the rights, ways, waters, privileges and appurtenances thereto belonging or appertaining, unto the said Emerson D. Burrier and E. Gertrude Burrier, his wife, in fee simple, subject, however, to the reservations and conditions contained in the deed above referred to; and the said Grantor, for herself, her heirs and assigns, covenants that she will warrant generally the real estate hereby conveyed and will execute such other and further assurances of title as may be required.

THIRD: All that tract or parcel of land, being part of a tract called "Mt. Pleasant," and containing Eighteen acres and Twenty-eight perches of land, and also together with all the water privileges for the use of the mill on said property that were at any time possessed or enjoyed by Colonel Thomas Sappington, the metes and bounds, courses and distances of which said real estate are described in a deed from Milton G. Urner et al., Trustees, to Martha E. Douty, dated May 30, in the year 1879 and recorded on the date, June 6, 1879; in Liber T.O. No. 11, folio 745, one of the Land Records of Frederick County, Maryland, and which said real estate, upon the death of Martha E. Douty, intestate, which occurred on or about the date, January, 1881, vested in her husband, Moses Douty, and their three children, Virginia M. Douty, Margaret A. Douty, and Edwin A. C. Douty, and which said real estate, upon the death of Margaret A. Douty, who died in August, 1929, and Edwin A. C. Douty, who died on the date, September in the year 1896, and both of whom died intestate, vested in Virginia M. Douty, who married John W. Suman, and which said real estate vested in the said Martha D. Runkles, Grantor, upon the death of her mother, Virginia M. Douty Suman, who died on or about the date, October 8, 1934, intestate, after the death of her said husband, John W. Suman, which occurred in January, in the year 1926, the said Martha D. Runkles, Grantor, being the only child and heir at law of her said mother, Virginia M. Douty Suman.

FOURTH: All that tract or parcel of land, containing ten acres, more or less, the metes and bounds, courses and distances of said real estate are described in a Deed from David Blocher and Maria Blocher, his wife, to Edwin A. C. Douty, dated August 18, in the year 1863, and recorded in Liber J.W.L.C. No. 1, folio 93, one of the Land Records of Frederick County, Maryland, which said real estate, upon the death of Edwin A. C. Douty, unmarried and intestate, on the date, September, 1896, vested in Virginia M. Douty, then married to John W. Suman, mother of said Grantor, and Margaret A. Douty, sister of the said Edwin A. C. Douty, and the entire title to said real estate vested in Martha D. Runkles, Grantor, upon the death of the said Margaret A. Douty, who died unmarried and intestate, on or about August, 1929, and upon the death of Virginia M. Douty Suman, who died intestate, after the death of her husband, John W.